



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

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Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD
AGENDA FOR TUESDAY, SEPTEMBER 7, 2021
MATTHEW THORNTON ROOM
7:00 P.M.**

*(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)*

1. Call to Order
2. [Planning & Zoning Administrator's Report](#)
3. Annual Meeting – Election of Officers & [Review of Rules of Procedure](#)
4. **John Flatley Company (applicant/owner)** – [Continued review of a Site Plan to construct a 120,000 sq.ft. warehouse/distribution building, per the requirements of the Flatley Mixed Use Conditional Use Permit](#). The parcel is located at 707 Daniel Webster Highway in the I-1 (Industrial) District and Aquifer Conservation area. [Tax Map 6E, Lot 003-06](#). Case #PB2021-24. **This item is continued from the June 15, July 20, and August 17, 2021 Planning Board meetings.**
5. **John Flatley Company (applicant/owner)** - [Continued review of a Site Plan to construct an internal access road per the requirements of the Flatley Mixed Use Conditional Use Permit](#). The parcels are located at 645, 673, 685, and 703 Daniel Webster Highway in the I-1 (Industrial) District and Aquifer Conservation area. [Tax Map 6E, Lots 003-01, 003-03-05](#). Case #PB2021-29. **This item is continued from the July 20 and August 17, 2021 Planning Board meetings.**
6. **TC Boston Development, Inc. (applicant) and Rykel Company, Inc. (owner)** – [Continued Review for consideration of Final Approval for a Site Plan to construct a 323,750 s.f. warehouse/distribution facility & associated site improvements](#). The parcel is located at 50 Robert Milligan Parkway in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 078](#). Case #PB2021-32. **This item is continued from the August 17, 2021 Planning Board meeting.**
7. **Madi Choueiri (applicant) and 480 DW Highway-Choueiri Realty (owner)** - [Review for consideration of Final Approval for a waiver of full site plan review to allow for a previously approved, but expired, site plan \(under the former regulations\) to utilize an existing structure for a restaurant](#). The parcel is located at 480 D.W. Highway in the C-1 (Limited Commercial), Elderly and Town Center Overlay and Aquifer Conservation Districts. [Tax Map 5D-3, Lot 046](#). Case #PB2021-34.

8. Governors Hill Corp (applicant/owner) - [Review for consideration of an amendment to a previously approved Subdivision Plan to consolidate 13 lots into 5 reconfigured lots.](#) The parcels are located on Claire, Level, Louie and Robert Streets and Acre Lane in the R-4 (Residential) and Aquifer Conservation Districts. [Tax Map 6D, Lots 065, 075-079, 081, 124 & 125 and Tax Map 7D, Lots 057, 058, 062 & 063.](#) Case #PB2021-35.

9. Discussion/possible action regarding other items of concern

- [Recommendation to Town Council for issuance of building permit to reconstruct house on a lot without frontage \(per RSA 674:41\) – 312 Baboosic Lake Road](#)

10. Approval of Minutes — August 17, 2021

11. Adjourn

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: September 2, 2021)